

ADVICE

WOLLONGONG CITY COUNCIL – WOLLONGONG LOCAL PLANNING PANEL (WLPP)

DATE OF MEETING	1 September 2020
PANEL MEMBERS	Sue Francis (Chair), Larissa Ozog, Robert Montgomery, Trish McBride (Community Representative)

Public meeting held at Wollongong City Council, Level 9 Function Room, 41 Burelli Street, Wollongong on 1 September 2020 opened at 5:00pm and closed at 7:15pm.

MATTER

RD-2019/1429/A – Lot 82 DP 1214908, 6 Gum Tree Lane, Thirroul.

PUBLIC SUBMISSIONS

The Panel was addressed by one submitter.

The Panel also heard from the applicant.

PANEL CONSIDERATION AND ADVICE

The key issue in this matter was the retention of or removal of a large Blackbutt tree to enable the proposed subdivision.

The Panel heard from the applicant and the tree experts in the documentation provided and whilst it is generally acknowledged that the tree is in moderate health, the Panel was of the view that it is a tree which has grown to a size which is not suitable in close proximity to residences. In this context, the Panel is of the view that the tree is already too close to the existing subdivision and the house located thereon.

However, the Panel is of the view that the proposed subdivision, of what would be a third lot on the original lot is uncharacteristic in the area, does not achieve the min lot widths and whilst it satisfies the minimum lot size, would put added demand and intensification off Gum Tree Lane which is not desirable.

Should the Council wish to approve the application and retain the Blackbutt tree, the Panel recommends that detailed plans be sought from the applicant that better identifies the location and form of the proposed house. Better still would be that no approval be granted until a joint DA and subdivision is submitted providing certainty of the end development form and impacts. In addition, the existing trees in the eastern boundary should be retained.

Voting: 4/0